

IN RE: PETITION FOR ZONING VARIANCE
8/8 Almart Road, 465 ft. E
of c/l Deer Park Road
10007-9 Almart Road
2nd Election District
3rd Councilmanic District
Legal Owner:
Roy Mansfield, et ux
Contract Purchaser:
David A. Mansfield, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-290-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request, pursuant to Petition for Zoning Vari-
ances, a variance from Section 400.1 of the Baltimore County Zoning Regula-
tions (B.C.Z.R.) to permit an accessory building (existing garage) to be
located in the front yard in lieu of the rear yard; a variance from Sec-
tion 1A04.3.B.3 of the B.C.Z.R. to permit a side yard setback of 20 ft. in
lieu of the required 50 ft. for parcel No. 1; and a variance from Section
1A04.3.B.5 to permit a side yard setback of 26 ft. (east side) and 10 ft.
(west side) from an existing structure in lieu of the required 50 ft. for
parcel No. 2, as more particularly described on Petitioners' Exhibit No. 1.
The Petitioners, Roy A. Mansfield (legal owner) and David A.
Mansfield (contract purchaser) appeared and testified. There were no
Protestants.

Testimony indicated that the subject properties, known as 10007 and
10009 Almart Road consists of 1.20 and 1.16 acres +/-, zoned R.C.5. Par-
cel No. 2 is currently improved with an existing one story single family
dwelling and Parcel No. 1 is improved with an existing garage. Both par-
cels are currently owned by Petitioner, Roy A. Mansfield.

Roy A. Mansfield testified that he is desirous of selling Parcel No.
1 to his son and daughter in-law, David and Patricia Mansfield for con-
struction of a single family dwelling as indicated on Petitioner's Exhibit
No. 1. Testimony indicated that the subject garage (located on Parcel No.
1) is used by Roy Mansfield for the storage of automobiles and miscellane-
ous items and that if they were required to strictly comply with the set-
back requirements relative to said garage, it would have to be razed.
Testimony and evidence indicated that Almart Road is a dead end street
abutting State property, commonly known as Soldiers' Delight. Parcel No.
2 abuts the State property on its eastern boundary.

David Mansfield testified that he has recently relocated to Maryland
with his wife and is desirous of constructing the aforementioned single
family dwelling on Parcel No.1. Testimony indicated that David and Patri-
cia Mansfield will personally reside in the proposed dwelling.

The Petitioners testified that they have discussed their intentions
with their immediate neighbors and found no one opposed to their request.

An area variance may be granted where strict application of the zon-
ing regulations would cause practical difficulty to the Petitioner and his
property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical
difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the prop-
erty for a permitted purpose or render conformance
unnecessarily burdensome;
- 2) whether the grant would do substantial
injustice to applicant as well as other property
owners in the district or whether a lesser relaxa-
tion than that applied for would give substantial
relief; and

-2-

- 3) whether relief can be granted in such fash-
ion that the spirit of the ordinance will be
observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App.
28 (1974).

It is clear from the testimony that if the variance is granted, such
use as proposed would not be contrary to the spirit of the B.C.Z.R. and
would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it
is clear that a practical difficulty or unreasonable hardship would result
if the variances were not granted. It has been established that the re-
quirements from which the Petitioner seeks relief would unduly restrict
the use of the land due to the special conditions unique to this particu-
lar parcel. In addition, the variances requested will not be detrimental
to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public
hearing on this Petition held, and for the reasons given above, the relief
requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore
County this 5th day of April, 1991 that the Petition for a Zoning
Variance from Section 400.1 of the B.C.Z.R. to permit an accessory build-
ing (existing garage) to be located in the front yard in lieu of the rear
yard is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1A04.3.B.3 of the
B.C.Z.R. to permit a side yard setback of 20 ft. in lieu of the required
50 ft. for parcel No. 1 is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1A04.3.B.5 to
permit a side yard setback of 26 ft. (east side) and 10 ft. (west side)

-3-

from an existing structure in lieu of the required 50 ft. for parcel No.
2, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, sub-
ject, however, to the following restrictions which are conditions prece-
dent to the relief granted herein:

1. The Petitioners are hereby made aware that
proceeding at this time is at their own risk
until such time as the 30 day appellate process
from this Order has expired. If, for whatever
reason, this Order is reversed, the Petitioners
would be required to return, and be responsible
for retaining, said property to its original
condition; and,
2. At such time as the subject garage is re-
moved or damaged by fire or other casualty to the
extent of 75% of its replacement costs, the
right to continue the use of, or reconstruct such
building or structure, shall terminate and the
variance relief granted pursuant to this Order,
relative to said garage, shall likewise terminate
and not run with the land.

J. Robert Haines
ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH/mm
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 4/11/91
By M. H. Haines

-4-

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-290-A
The undersigned, legal owner(s) of the property situate in Baltimore County and which is
described in the description and plat attached hereto and made a part hereof, hereby petition for a
Variance from Section 1) § 400.1 of the Baltimore County Zoning Regulations
(B.C.Z.R.) to permit an accessory building (existing garage) to be
located in the front yard in lieu of the rear yard; 2) from B.C.Z.R.
section 1A04.3.B.3, to permit a side yard setback of 20 feet (see attached
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (Indicate hardship or practical difficulty)
Denial of the requested variances would result in practical difficulty
and/or undue hardship to the Petitioners for the following reasons:
As to Variance No. 1 (accessory building), the Petitioners allege that
the garage is existing and has been so located for many years. Further,
due to the peculiar configuration of the lot, its existing placement is
the only appropriate location. As to Variance No. 2 (setbacks for parcel
1) the Petitioners allege that the requested relief must be granted in
order for parcel 1 to be useable and/or buildable. Specifically, (see attached)
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this
petition, and further agree to and are to be bound by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm,
under the penalties of perjury, that I/we
are the legal owner(s) of the property
which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
David A. and Patricia J. Mansfield (Type or Print Name)	ROY A. Mansfield (Type or Print Name)
Signature	Signature
200 Mystic Wood Road Address	Mary A. Mansfield (Type or Print Name)
Reisterstown, MD 21236 City and State	Signature
Attorney for Petitioner:	
Lawrence E. Schmidt (Type or Print Name)	10007 Almart Road 337-3888 Address Phone No.
Signature	Owings Mills, MD 21117 City and State
606 Baltimore Avenue, Suite 301 Address	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted
Towson, MD 21204 City and State	Lawrence E. Schmidt
Attorney's Telephone No.: 823-3300	606 Baltimore Avenue, Suite 301 Towson, MD 21204 823-3300 Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 15 day
of January, 1991, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore
County, on the 28 day of March, 1991, at 11:30 o'clock
A.M.
ESTIMATED LENGTH OF HEARING 1/2HR.
AVAILABLE FOR HEARING
NON-PROSS./FEDS. - NEXT TWO MONTHS
ALL OTHERS
REVIEWED BY: RLH DATE 2-2-90

Petition for Zoning Variance (continuation sheet)
Mansfield Property

Requested relief:
in lieu of the required 50 feet for parcel No. 1; 3) (and from
B.C.Z.R. section 1A04.3.B.5, to permit a side yard setback of 26 feet
(east side) and 10 feet (west side) from an existing structure in
lieu of the required 50 feet for parcel No. 2.

Basis of practical difficulty/undue hardship:
due to the peculiar configuration of the lot (100 feet total
width) and B.C.Z.R. side yard setback requirements (50 feet on each
side), the lot is non buildable without the requested relief. As
to Variance No. 3 (setbacks for parcel 2) the Petitioners allege
that the identical practical difficulty/undue hardship noted for
parcel 1 is applicable, in that parcel No. 2 is likewise 100 feet
wide and thus, unbuildable, without the requested relief.
Further, the requested relief is necessary to legitimize an
existing dwelling which was constructed in compliance with the
then applicable zoning regulations.

Further, the Petitioner notes that the separate and distinct
character of parcels 1 and 2 is long established as evidenced
within the deed conveying the subject properties to the
Petitioners in 1961.

Paul Lee P.E.

Paul Lee Engineering Inc.
308 W. Pennsylvania Sta.
Towson, Maryland 21204
301-821-5884
DESCRIPTIONS

#10009 Almart Road - Parcel 1
2nd Election District Baltimore County, Maryland

Beginning for the same at a point located on the south side of
a 50' R/W, said point also being located southeasterly 465'± from
the center of Deer Park Road; thence leaving said south side of a
50' R/W (1) S12°43'E - 501.50 feet, thence (2) S61°46'E - 132.29 feet,
thence (3) N12°43'W - 515.08 feet to the south side of the 50' R/W,
thence binding on the south side of the 50' R/W (4) N66°28'W -
123.90 feet to the point of beginning.

Containing 1.16 Acres of land more or less and referred to as
Parcel 1.

#10007 Almart Road - Parcel 2

Beginning for the same at a point located on the south side of
a 50' R/W, said point also being located southeasterly 588.90'± from
the center of Deer Park Road; thence leaving said 50' R/W (1) S12°43'E -
515.08 feet, thence (2) S61°46'E - 132.29 feet, thence (3) N12°43'W -
528.63 feet to the south side of the 50' R/W, thence binding on the
south side of the 50' R/W (4) N66°28'W - 123.90 feet to the point of
beginning.

Containing 1.2 Acres of land more or less and referred to as
Parcel 2.

12/19/90
J.O. 90-030

Engineers - Surveyors - Site Planners

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

April 4, 1991

Mr. and Mrs. David A. Mansfield
200 Mystic Wood Road
Baltimore, Maryland 21226

RE: Petition for Zoning Variance
Case No. 91-290-A
Roy Mansfield, et ux, Legal Owners
David A. Mansfield, et ux, Contract Purchasers

Dear Mr. and Mrs. Mansfield:

Enclosed please find the decision rendered in the above captioned
case. The Petition for Zoning Variance has been granted in accordance with
the attached Order.

In the event the decision rendered is unfavorable to any party, please
be advised that any party may file an appeal within thirty (30) days of the
date of the Order to the County Board of Appeals. If you require
additional information concerning filing an appeal, please feel free to
contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mm
encl.
cc: Peoples Counsel

71-10000-10

CERTIFICATE OF PUBLICATION

Pikesville, Md., 2/27 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 20th day of 28th 1991

the first publication appearing on the 20th day of Feb 1991

the second publication appearing on the _____ day of _____ 1991

the third publication appearing on the _____ day of _____ 1991

THE NORTHWEST STAR

Manager Jon Bull


Cost of Advertisement \$ 32-

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: F-001-6155
Number

1440480248XMD10PC
610: 154412-21-50

379.5


County of Prince George's
Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Date: 3/28/91

Account: R-001.6150
 Number:

91-290


M9100869

PUBLIC HEARING FEES: OTY PRICE
 050 - POSTING SIGNS / ADVERTISING 1 X \$101.56
 LAST NAME OF OWNER: MANSFIELD TOTAL: \$101.56

04A040097WICWRC
 Please Make Checks Payable To: Baltimore G00001110AN03-28-91 \$101.56

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 5, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-290-A
S/S Almart Road, 465' E of c/l Deer Park Road
10007 - 9 Almart Road
2nd Election District - 3rd Councilmanic
Legal Owner(s): Roy A. Mansfield, et ux
Petitioner(s)/Contract Purchaser(s):: David A. Mansfield, et ux
HEARING: THURSDAY, MARCH 28, 1991 at 11:30 a.m.

Variance to permit an accessory building (existing garage) to be located in the front yard in lieu of the rear yard; to permit a side yard setback of 20 feet in lieu of the required 50 feet for Parcel No. 1; to permit a side yard setback of 26 feet (east side) and 10 feet (west side) from an existing structure in lieu of the required 50 feet for Parcel No. 2.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Roy A. Mansfield, et ux
David A. Mansfield, et ux
Lawrence E. Schmidt, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
15th day of January, 1990.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

[Signature]

Chairman,
Zoning Plans Advisory Committee

Petitioner: Roy A. Mansfields, et ux
Petitioner's Attorney: Lawrence E. Schmidt

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: January 25, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Albert Jones, Item No. 245
Michael Homsey, III, Item No. 246
Roy A. Mansfield, Item No. 260
Barry Mogol, Item No. 262
Pat Guzman, Item No. 271
Matthew S. Duerksen, Item No. 266
Howard E. Myers, Item No. 270

In reference to the above-mentioned cases, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEMVARI.ED/ZAC1

received
1/26/91

401 Bosley Avenue Suite 405
Towson, MD 21204

887-3554
Fax 887-3784

February 14, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 245, 246, 260, 262, 265, 267, 269, 271 and 273.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lvd

received
3/1/90

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

1/16/91
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

received
1/18/91

Zoning Item # 260, Zoning Advisory Committee Meeting of 1/14/91
Property Owner: Roy A. Mansfield et al.
Location: 505 Almart Rd, 445' E of Centoclaa Lane, Box Rd. District: 3
Water Supply: private Sewage Disposal: private
COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 887-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- (X) Soil percolation tests, have been ☒ must be ☒ conducted.
(X) The results are valid until November 27, 1993.
() Soil percolation test results have expired. Petitioners should contact the Division of Water and Sewer to determine whether additional tests are required.
- (X) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- (X) Prior to occupancy approval, the probability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others

Lawrence E. Schmidt
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

WHITE, PAGE & LENTZ

606 BALTIMORE AVENUE
SUITE 301
TOWSON, MARYLAND 21204
PH 823-3352
FAX 823-494-1800

GEORGE W. WHITE
1801-1802
WILLIAM LENTZ
1802-1803
CHARLES G. PAGE
1802-1805

February 4, 1991

J. Robert Haines, Esquire
Office of the Zoning Commissioner
111 Chesapeake Avenue, Room 109
Towson, MD 21204

Re: Petition for Zoning Variance
Property Owner: David A. Mansfield
Petition Number: 260

Dear Commissioner Haines:

As your file will reflect, kindly be advised that I represent the above property owner in reference to a Petition for zoning Variance presently pending before you. This Petition was filed on December 21, 1990 and has not yet been set for hearing.

My client has recently advised that circumstances require the prompt resolution of his request for relief. Specifically, he and his family are currently residing in a rental dwelling. My client's lease permits the landlord to terminate his occupancy in the event a purchaser submits a contract for the house. Apparently, a contract has been submitted, and the landlord has advised Mr. Mansfield that the lease will be terminated, and he will be required to move. These developments have jeopardized Mr. Mansfield's plan to remain in the house until a new home could be constructed in accordance with the pending Petition.

Under the circumstances, this is to request your assistance in having this case scheduled for hearing at the first available date. Thank you in advance for your anticipated cooperation.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt

LES/dps
cc: Owen Stevens
David Mansfield

RECEIVED
FEB 4 1991

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 14, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for January 14, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 245, 246, 262, 267, 271 and 273.

For Item 265, a County Review Group Meeting may be required.

For Item 260, this site must be submitted through the minor subdivision process for review and comments.

For Item 269, the site is subject to the minor subdivision process for review and comments.

Robert W. Bowling, P.E.
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

PETITION CHECKLIST

91-290-A

Before the above petition can be accepted for filing, the following items must be corrected/included:

- Item number must be on all papers in the file folder.
- Item number must be in ink (pencil does not copy well).
- Item number generated by computer (on receipt) is not the same as item number on material in folder and/or pink sheet.
- Section information missing on petition forms.
- Not "original" signatures on all copies of petition forms.
- Owner's name address and/or telephone number is not on petition forms.
- Need signature and/or printed name and/or title of person signing for company.
- Need an attorney.
- "Red stamp" or closing information is not on petition form.
- Following information is missing on the file folder:
 - Petitioner's name
 - Item number
 - Description
 - Actual address
 - zoning
 - acreage
 - election district
 - councilmanic district
- Need 12 plats. Only in folder.
- Plats need to be folded to 8-1/2" x 11".
- There is a difference in date between date taken in and date put in drawer for agenda. Put a note in the folder explaining this.

To Whom it May Concern,

WE ARE NEIGHBORS OF MRS. ROY A. MANSFIELD
AND UNDERSTAND THEIR SON DAVID WISHES TO BUILD A
HOME ON THEIR PROPERTY. WE HAVE BEEN ADVISED AS
TO THE LOCATION OF THE NEW HOME AND HAVE NO
OBJECTION TO THE PROCEEDINGS.

SIGNATURE *Mr. John George Zumbach*
DATE *March 24-91*

To Whom IT MAY CONCERN,

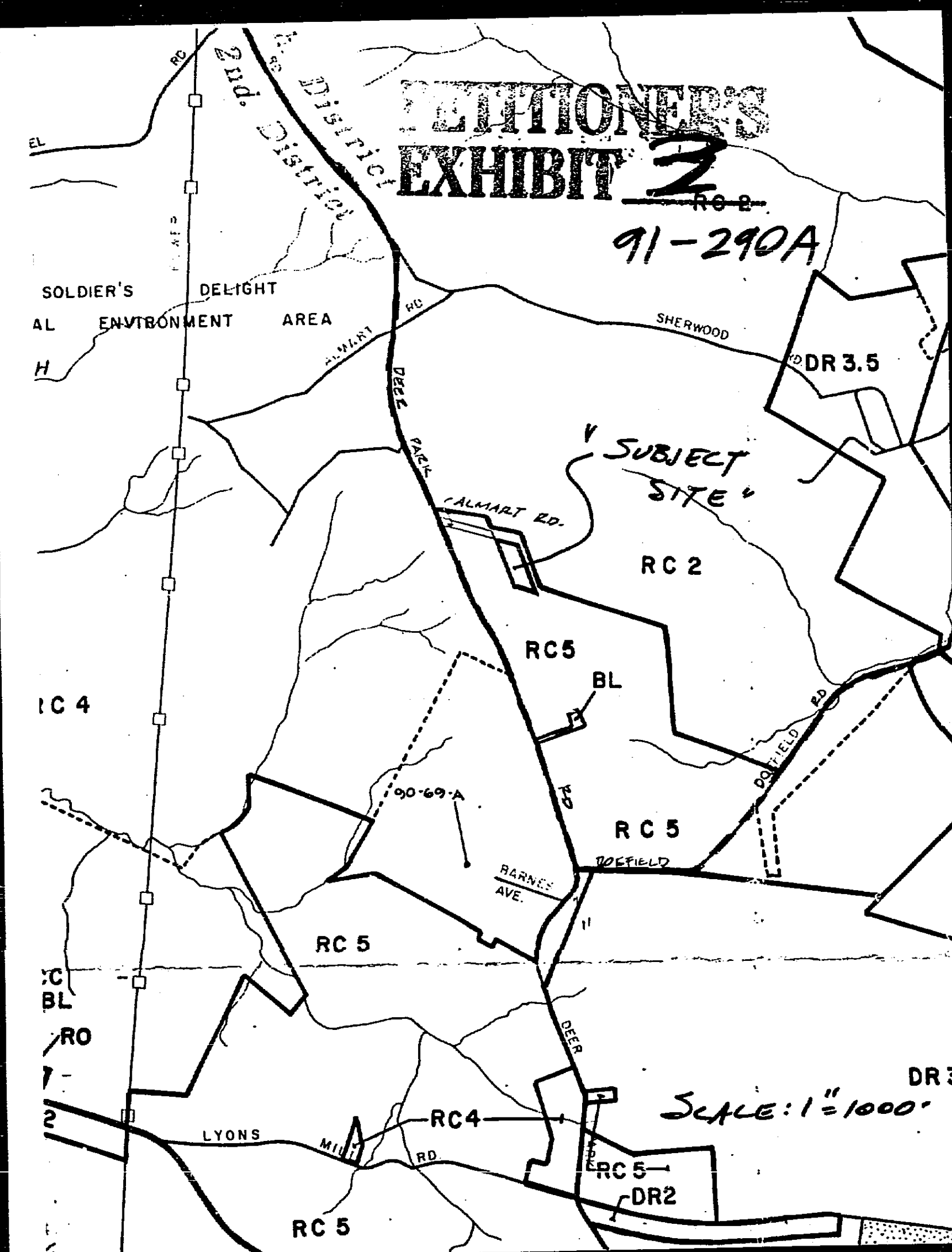
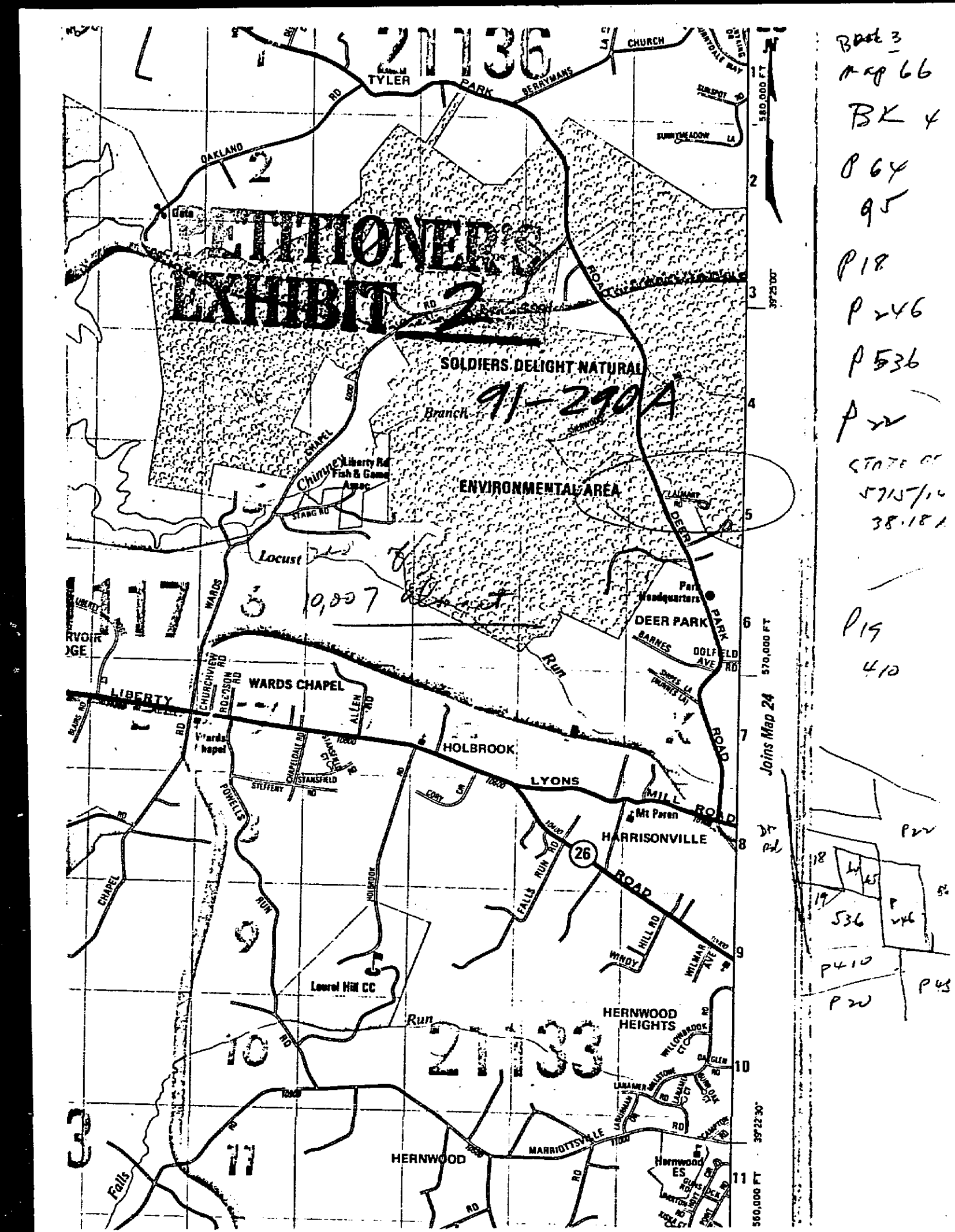
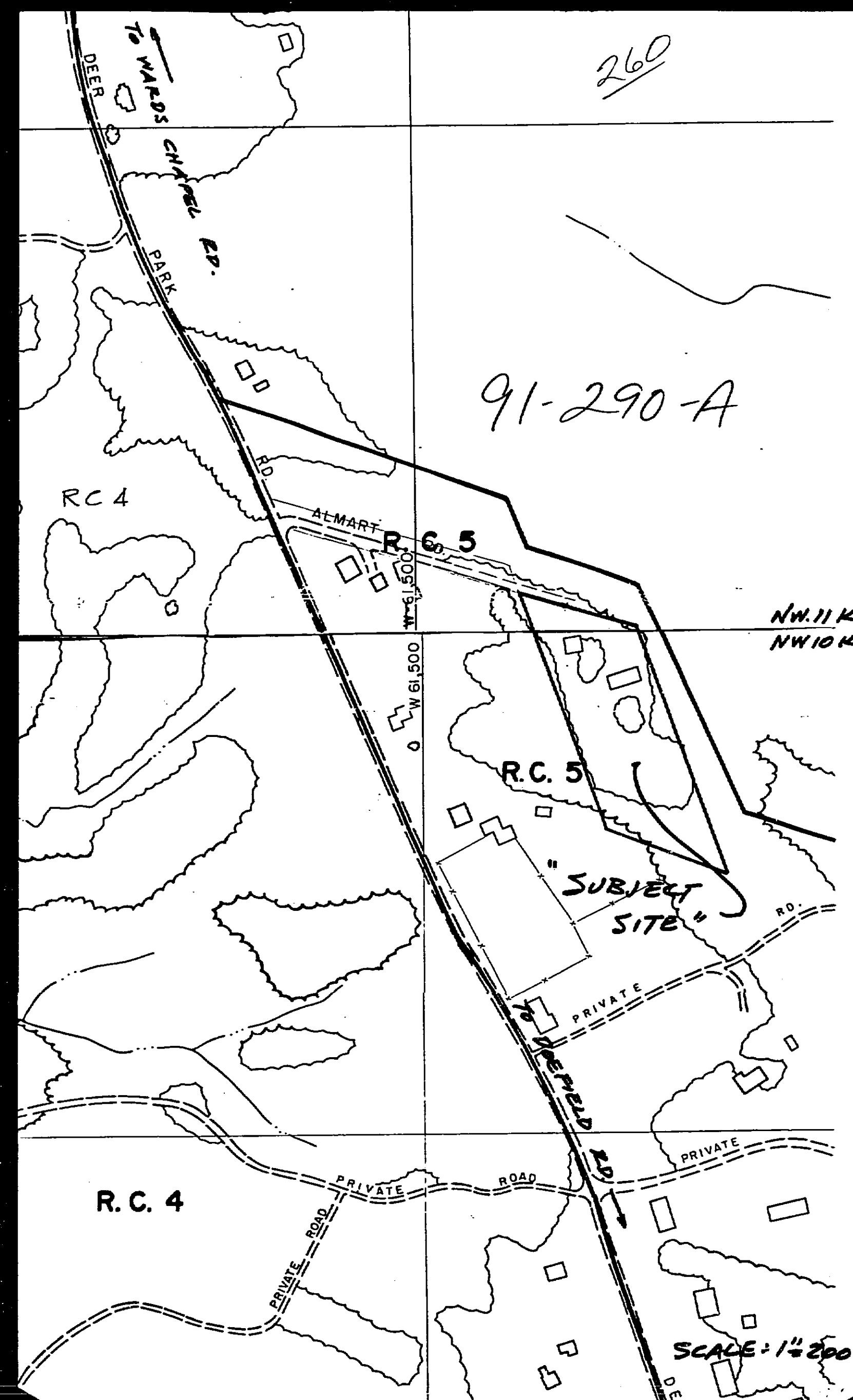
WE ARE NEIGHBORS OF MR & MRS ROY A. WILKINSFIELD
AND UNDERSTAND THEIR SON DAVID WISHES TO BUILD A
HOME ON THEIR PROPERTY. WE HAVE BEEN ADVISED AS
TO THE LOCATION OF THE NEW HOME AND HAVE NO
OBJECTION TO THE PROCEEDINGS.

SIGNATURE [Signature]
DATE 20 March 1991
4499 Deer Park Road
Owings Mills, MD 21117

To Whom IT MAY CONCERN,

WE ARE NEIGHBORS OF MR & MRS ROY A. WILKINSFIELD
AND UNDERSTAND THEIR SON DAVID WISHES TO BUILD A
HOME ON THEIR PROPERTY. WE HAVE BEEN ADVISED AS
TO THE LOCATION OF THE NEW HOME AND HAVE NO
OBJECTION TO THE PROCEEDINGS.

SIGNATURE [Signature]
DATE 22/1/91



DEED

FROM [Name]

TO [Name]

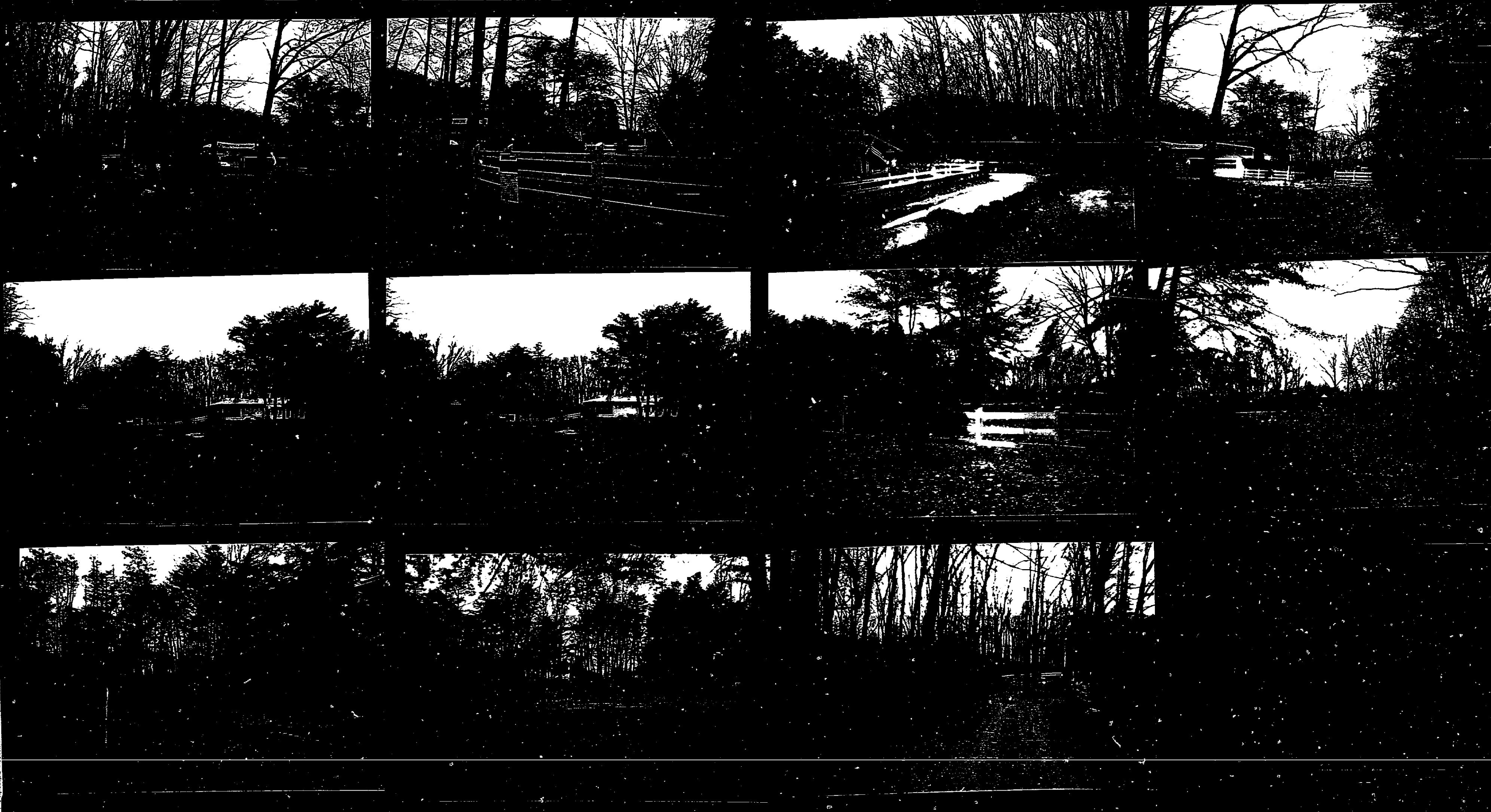
RECORD NO. [Number]

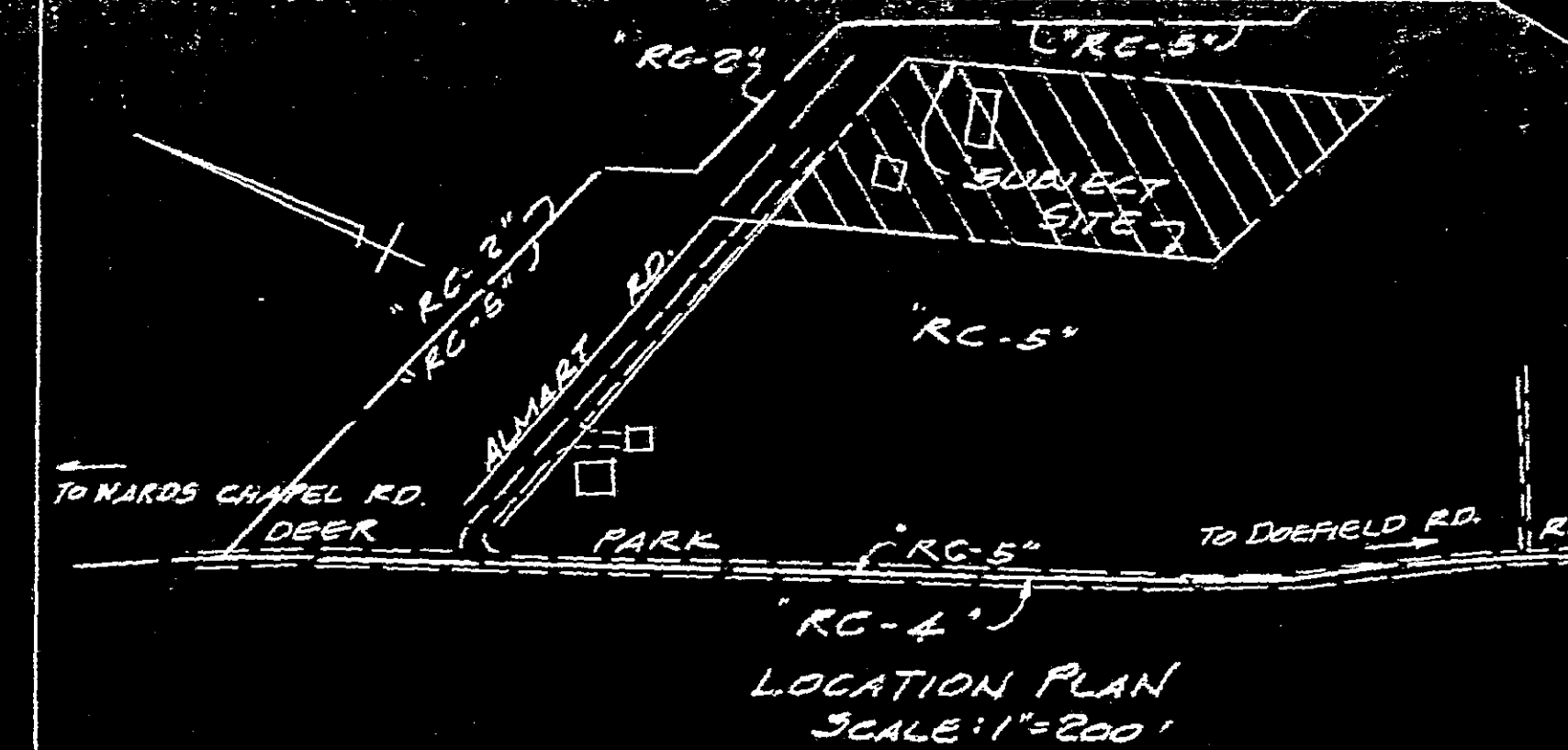
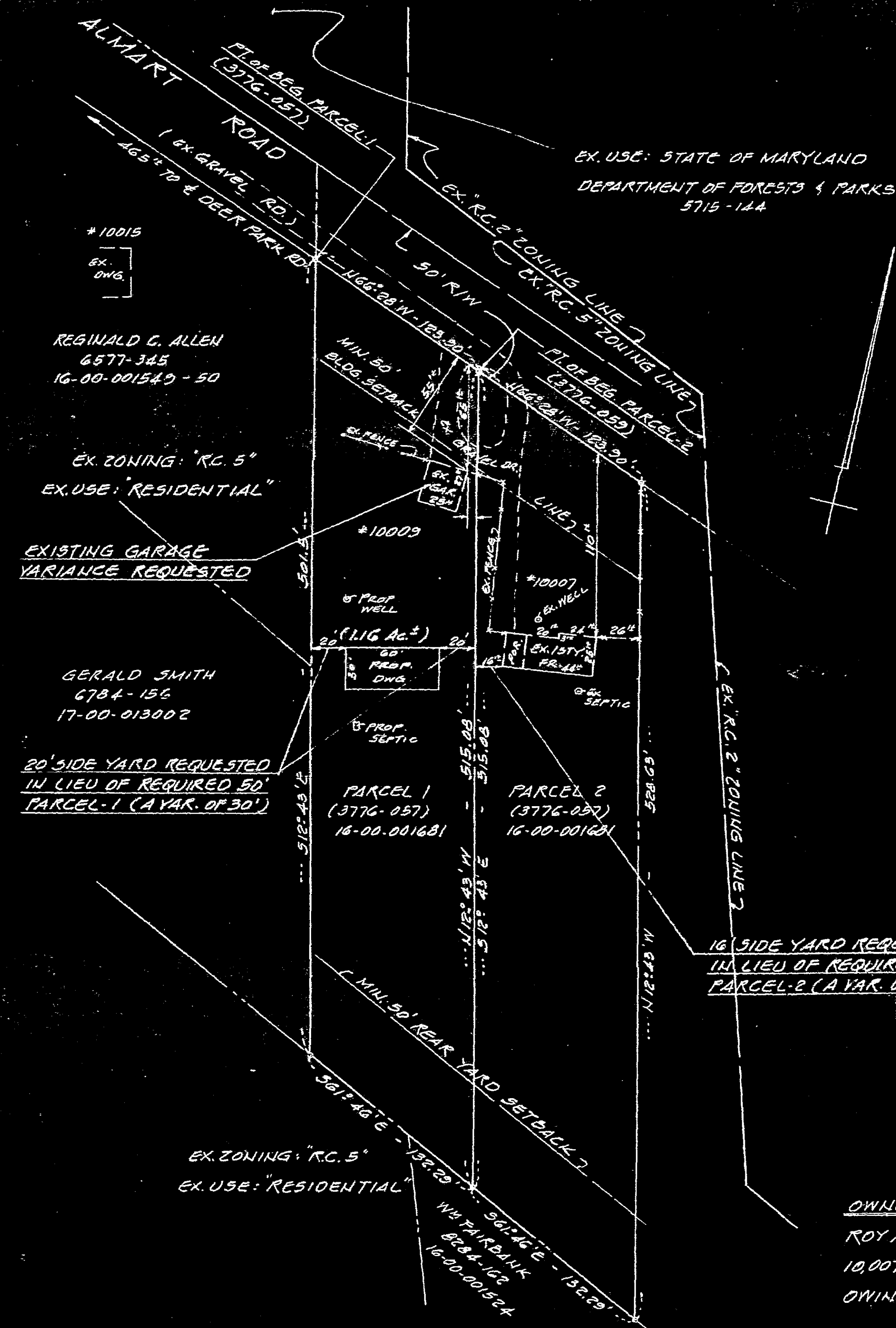
DATE [Date]

SCALE: 1" = 1000'

PETITIONER'S EXHIBIT 4

91-290A





GENERAL NOTES

1. AREA OF PROPERTY = PARCEL-1 = 1.16 AC. PARCEL-2 = 1.20 AC.
2. EXISTING ZONING OF PROPERTY = "R.C. 5" (ORIG. R. 40)
3. EXISTING USE OF PROPERTY = "RESIDENTIAL & VACANT"
4. PROPOSED ZONING OF PROPERTY = "R.C. 5"
5. PROPOSED USE OF PROPERTY = "RESIDENTIAL"
6. PROPERTY SERVED BY PRIVATE SEWER & WATER
7. PETITIONER REQUESTING A VARIANCE TO SECTION 400.1 OF THE BCCR TO PERMIT AN ACCESSORY STRUCTURE (EX. GAR. PARCEL-1) TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REAR YARD.
8. PETITIONER REQUESTING A VARIANCE TO SECTION 1A04.3B3 OF THE BCCR TO PERMIT A MINIMUM SIDE YARD OF 20' FOR PARCEL-1 AND A MINIMUM SIDE YARD OF 16' (FROM AN EXISTING STRUCTURE) FOR PARCEL 2 IN LIEU OF THE REQUIRED 30' (A VARIANCE OF 30' (PARCEL-1) AND 34' (PARCEL-2).

91-290-A

PLAT TO ACCOMPANY PETITION
FOR

VARIANCES

*10,009 & *10,007 ALMART ROAD

ELECT. DIST. 2
COUNCILMANIC DIST. 3
SCALE: 1"=50'

BALTIMORE CO., MD

DEC. 19, 1990

**PETITIONER'S
EXHIBIT 1**

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ENGINEER

PAUL LEE ENGINEERING, INC.

304 W. PENNSYLVANIA AVE.

TOWSON, MARYLAND 21204



90-030